

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
November 18th, 2019

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, November 18th, 2019 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Glen Powell, Chairman, called the meeting to order at 7:00 p.m. followed by the Pledge to the Flag.

COMMISSION MEMBERS: Glen Powell, Chairman
Lester Toaso, Vice Chairman
Jeffrey Anderton
Jason Mell

OTHERS IN ATTENDANCE: Joseph Rogosky, GVC Consulting Engineer

ABSENT: Steve Block
Daron O'Donald
Bonnie Hafer

AGENDA

MOTION by Mr. Mell, seconded by Mr. Toaso, to approve the agenda of the November 18th, 2019 Planning Commission meeting. The motion carried unanimously.

MINUTES

MOTION by Mr. Toaso, seconded by Mr. Anderton, to approve the minutes of the October 21st, 2019 Planning Commission meeting. The motion carried unanimously.

OLD BUSINESS

STERNER SUBDIVISION – SKETCH PLAN OF RECORD

Mr. John Hoffert, PLS, was present to represent the applicant and explain the project.

Mr. Rogosky reviewed his GVC letter dated November 18, 2019.

MOTION by Mr. Anderton, seconded by Mr. Mell, to recommend to the Board of Supervisors Conditional Final Plan Approval contingent upon the Board of Supervisors approving the dedication of the Ultimate Right-of-Way with proper deed of dedication prepared. The motion carried unanimously.

NEW BUSINESS

811 Shelbourne Road – Variance Request

Mr. Rogosky explained to the Commission that the applicant is seeking a variance to allow for the former Exeter Golf Club Facility to operate as a restaurant. Currently, the use is not permitted in the Zoning District. (SR 3). The applicant is seeking a variance from Section 390-17.B, Use Permitted by Right.

The Commission requested that a Land Development Plan be submitted contingent upon obtaining the use variance. The Commission requested that the property be subdivided so that the existing restaurant facility remain on a separate lot.

Mr. Toaso expressed concerns regarding traffic.

MOTION by Mr. Mell, seconded by Mr. Anderton, to recommend granting the variance request while requiring an abbreviated Land Development Plan. The motion carried unanimously.

5160 Perkiomen Avenue – Variance Request

Mr. Rogosky explained to the Commission the request being made by Windsor Landscaping Design Company for a variance to allow the use of a landscaping design company at 5160 Perkiomen Avenue. Mr. Balthaser and his attorney, Tom Rothmiller, were present to explain that his client is appealing the decision of the Zoning Officer that the use is permitted by right prior to the adoption of the Township Commons District. If their request is denied, the applicant is seeking a variance for such use.

Mr. Balthaser explained to the Commission that he has no equipment on site and that all work is performed by subcontractors. He maintains five (5) trucks on the premises and has received a permit for the installation of a parking lot including a slight modification from the approved William Rush Land Development plans.

The previous Zoning District was Highway Commercial which allows for nurseries to be permitted. Mr. Balthaser indicated that Mr. Naugle was on site twice to approve his permits for renovations to the site including the parking.

Mr. Balthaser also indicated that he does have an entrance onto 422, however all access is via Lorane Road. He also reiterated that trucks are parked in the rear of the lot and are not present during the day and return at the end of the day until morning operations. Windsor Design does not perform snow plowing and does not perform work or very minimal work in the winter and early spring time season. Mr. Balthaser also stated that he currently employs six employees.

Mr. Balthaser indicated that in March of 2019 he received a telephone call from Will Brugger of the Township pertaining to the installation of a pole barn for his trucks and to store equipment. Mr. Balthaser also stated that he was not aware that the Zoning District was to be changed when adoption of the Township Commons Zoning District took place in July of 2018. Mr. Balthaser claims that there were no prior notification sent to him of the proposed Zoning District change to The Township Commons District. He also indicated that the landscaping trucks were moved in September of 2019 and the trucks are not CDL they are only pickup trucks that are used for minor operations.

MOTION by Mt. Toaso, seconded by Mr. Mell, to recommend that the use of a landscape design profession, as is currently being operated, be allowed if a variance is required by the Zoning Hearing Board. The motion carried unanimously.

Traffic Signal Specification

Mr. Rogosky explained the use of adopting technical specifications for Traffic Signal Installation by Developers. The Technical Specification will be a separate ordinance in which reference will be made in the SALDO.

MOTION by Mr. Toaso, seconded by Mr. Mell, recommending that the Technical Specifications be forwarded to the Board of Supervisors. The motion carried unanimously.

ADJOURNMENT

MOTION by Mr. Anderton, seconded by Mr. Mell, to adjourn the November 18, 2019 meeting of the Exeter Township Planning Commission at 8:01 p.m. Motion carried unanimously.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Glen Powell', written over a horizontal line.

Glen Powell
Chairman